

PROPERTY AND FACILITIES COMMITTEE
BOARD OF REGENTS, STATE OF IOWA
MINUTES
JUNE 14, 2005
IOWA SCHOOL FOR THE DEAF, COUNCIL BLUFFS, IOWA

Amir Arbisser, Chair
Tom Bedell

Jenny Rokes
Teresa Wahlert

Michael Gartner – ex officio
Robert Downer – ex officio

Regent Arbisser called the meeting to order at 10:35 am.

P&F 1 Committee Revised Responsibilities

Discussion: The Committee reviewed the proposed revisions, which would expand its responsibilities to include the naming of campus facilities and properties, and capital project details for UIHC projects.

Action: Regent Rokes moved to recommend to the Board approval of the revised responsibilities for the Property and Facilities Committee and adoption for first reading of the necessary changes to the Board's Policy Manual. Regent Bedell seconded the motion. MOTION CARRIED UNANIMOUSLY.

P&F 2 Review of Board Responsibilities for Property and Facilities

Discussion: The Committee reviewed the Board's responsibilities for property and facilities, noting the changes in the capital project approval thresholds adopted within the last year. The Board's policies for property and facilities will be reviewed annually by the Committee beginning in February 2006. The Committee discussed the need to develop approval thresholds for leases and other property matters so that Board consideration is limited only to major items. This was noted as an issue for the Board's 2006 legislative agenda.

Action: The Committee received the report on the Board's responsibilities for property and facilities by GENERAL CONSENT.

Follow-up: The Board Office will follow-up on the lease and property approval thresholds for the 2006 legislative session.

P&F 3 Proposed June 2005 – March 2006 Committee Work Plan

Discussion: The Committee reviewed its work plan for the coming year and proposed no changes.

Action: The Committee received the work plan by GENERAL CONSENT.

P&F 4 FY 2006 Anticipated Capital Improvement Plans

Discussion: The Committee reviewed the institutions' FY 2006 anticipated capital improvement plans and discussed the construction status of ongoing projects with budgets of \$1 million or more, ISU deferred maintenance projects, and the enterprise-wide capital plan.

Action: The Committee received 1) the report on anticipated institutional FY 2006 new capital improvement projects with the understanding that the proposed projects are subject to further review, availability of funding, and specific project approval consistent with Board policy, and 2) the status report on previously approved projects with budgets exceeding \$1 million, by GENERAL CONSENT.

P&F 5 Institutional Agreements, Leases and Easements

Discussion: The Committee reviewed the proposed leases and UNI tenant property rental rates.

Action: The Committee recommended Board approval of the leases and UNI tenant property rental rates by GENERAL CONSENT.

P&F 6 University of Iowa Real Estate Matter

Discussion: University officials provided an overview of the proposed lease with the University of Iowa Facilities Corporation which would acquire property in the Old Capitol Mall. In response to Committee questions, the University explained the Facilities Corporation's option for the future purchase of additional space in the Mall with the timing to be based on the University's future space needs and economic factors. There was also a general discussion of the University's property acquisition policy and how the proposed acquisition by the Facilities Corporation relates to this policy.

Action: Regent Bedell moved to recommend to the Board authorization for the University of Iowa to proceed with a lease with the University of Iowa Facilities Corporation for property (approximately 68,000 gross

square feet of space in the Old Capitol Mall in Iowa City) to be acquired by the University of Iowa Facilities Corporation. Regent Rokes seconded the motion. MOTION CARRIED UNANIMOUSLY.

P&F 7 Iowa State University Real Estate Matter

Discussion: Vice President Madden provided an overview of the proposed sale of the Ankeny Dairy Farm to the City of Ankeny, Iowa.

Action: Regent Wahlert moved to recommend to the Board approval of 1) the University's plan for the sale of the Ankeny Dairy Farm, in accordance with the 2002 legislation authorizing the sale, with the proceeds from the sale to be used for the purchase of land and development of a new **Dairy/Animal Science Education and Discovery Facility**, and 2) the sale of the Ankeny Dairy Farm to the City of Ankeny, Iowa, at the net sale price of \$20,605,933, with the real estate contract (to be signed at closing) to be approved by the Board Office and Attorney General's Office. Regent Bedell seconded the motion. MOTION CARRIED UNANIMOUSLY.

P&F 8a Register of Capital Improvement Business Transactions – University of Iowa

Discussion: University officials provided an overview of the schematic design for the proposed addition to the West Campus Chilled Water Plant. Bradd Brown of OPN Architects provided an overview of design Options B and C for the Iowa Memorial Union (IMU). The University confirmed that Option B is its preferred option, which also has student support.

Action: Regent Bedell moved to recommend to the Board for:

1. **West Chilled Water Plant Development/Expansion – Phase 1B** (expansion) project:
 - a) acknowledgment of receipt of the University's final submission of information for the project to address the Board's capital project evaluation criteria; b) accept the Board Office recommendation that the project meets the necessary criteria for Board consideration; and c) approve the schematic design, project description and budget (\$24,150,000) and engineering agreement with Stanley Consultants, Muscatine, Iowa (\$1,671,575) with the understanding that approval would constitute final Board approval and authorization to proceed with construction.
2. **Iowa Memorial Union Renovation** (IMU) project: approval of the Phase 1 exterior schematic design Option B with the understanding that approval would constitute final Board approval and authorization to proceed with construction.

Regent Rokes seconded the motion. MOTION CARRIED UNANIMOUSLY.

P&F 8b Register of Capital Improvement Business Transactions – Iowa State University

Discussion: Vice President Madden provided an overview of the two projects on the capital register. Regent Arbisser requested an update on demolition of the Knapp and Storms residence halls. Vice President Madden outlined plans for the demolition and said this would likely occur the latter part of July.

Action: Regent Wahlert moved to recommend to the Board approval of the University's capital register including the revised project budget of \$19,900,000 for Phase 1 for the **Memorial Union Renovation** project, and the selection of Alvine and Associates, Des Moines, Iowa, to provide engineering services for the **Telecommunications—Inside Plant Systems Upgrade—Phase 5** project. Regent Rokes seconded the motion. MOTION CARRIED UNANIMOUSLY.

P&F 9 University of Northern Iowa – Human Performance Complex

Discussion: University officials provided background information on the Human Performance Center (HPC) project, the business plan for the project, and the use of the proposed facility for various programs of the School of Health, Physical Education and Leisure Studies (HPELS). Rod Kruse of Herbert Lewis Kruse Blunck presented the schematic design. In response to Committee questions, the University addressed the interface of the HPC with the operations of the Student Health Center, the tax implications resulting from the private sector activity in the building, and the use of University funds for the project.

Action: Regent Rokes moved recommending to the Board: a) approval of the business plan, which incorporates a plan of finance including authorization to borrow not more than \$2.25 million; b) approval of an agreement between the University of Northern Iowa and the Northeast Iowa Physical Therapy and Sports Medicine, L.L.C. (NIPTSM); c) approval in concept of the lease between the Board and NIPTSM, with the Board being asked to approve the actual lease at a later date; d) acknowledgment of receipt of the University's final submission of information to address the Board's capital project evaluation criteria; and e) approval of the schematic design and project description and budget (\$6.95 million). Regent Wahlert seconded the motion. MOTION CARRIED UNANIMOUSLY.

Regent Arbisser adjourned the meeting at 12:12 pm.